

020.A

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0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

368,000 / 368,000

USE VALUE:

368,000 / 368,000

ASSESSED:

368,000 / 368,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 206

Owner 1: STRICKLAND BARBARA B

Owner 2:

Owner 3:

Street 1: 18 HAMILTON RD UNIT 206

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOURNE ASHLEY -

Owner 2: -

Street 1: 18 HAMILTON RD # 206

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 18.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 3</td> <td>BRs: 1</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 3	BRs: 1	Baths: 1	HB: 0																									
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Sty Ht: 1	- 1 Story			A Bath:	Rating:																																																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																													
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																																																													
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																																													
Prime Wall: 7	- Brick			A HBth:	Rating:																																																													
Sec Wall:				OthrFix:	Rating:																																																													
Roof Struct: 4	- Flat			OTHER FEATURES																																																														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 3</td> <td>BRs: 1</td> <td>Baths: 1</td> <td>HB: 0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 3	BRs: 1	Baths: 1	HB: 0																									
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Alt LUC:	Alt %:			Total Units:																																																														
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Const Mod:				% Own: 0.762099981																																																														
Lump Sum Adj:				Name: 35 - 6050																																																														
INTERIOR INFORMATION				DEPRECIATION																																																														
Avg Ht/FL: STD				Phys Cond: AV	- Average			20. %	<table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td> <td>3</td> <td>1</td> <td>0</td> </tr> <tr> <td>Additions:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>1</td> <td>3</td> <td>1</td> <td></td> </tr> </table>								Exterior:	No Unit	RMS	BRS	FL	Interior:	1	3	1	0	Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:					Totals	1	3	1	
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Prim Int Wal 2	- Plaster			Functional:				%																																																										
Sec Int Wall:				Economic:				%																																																										
Partition: T	- Typical			Special:				%																																																										
Prim Floors: 4	- Carpet			Override:				%																																																										
Sec Floors:				Total:	20.4 %																																																													
CALC SUMMARY				COMPARABLE SALES																																																														
Bsmnt Flr:				Basic \$ / SQ: 325.00	<table border="1"> <tr> <th>Rate</th> <th>Parcel ID</th> <th>Typ</th> <th>Date</th> <th>Sale Price</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								Rate	Parcel ID	Typ	Date	Sale Price																																																	
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Subfloor:				Size Adj.: 1.47402596																																																														
Bsmnt Gar:				Const Adj.: 1.04957998																																																														
Electric: 3	- Typical			Adj \$ / SQ: 502.810																																																														
Insulation: 2	- Typical			Other Features: 32716																																																														
Int vs Ext: S				Grade Factor: 1.00																																																														
Heat Fuel: 1	- Oil			NBHD Inf: 1.35000002																																																														
Heat Type: 3	- Forced H/W			NBHD Mod:																																																														
# Heat Sys:				LUC Factor: 1.00																																																														
% Heated: 100	% AC: 100			Adj Total: 462303																																																														
Solar HW: NO	Central Vac: NO			Depreciation: 94310																																																														
% Com Wal	% Sprinkled			Deprecated Total: 367993																																																														
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																																																												
Make:				Juris. Factor:		Before Depr:	678.79	<table border="1"> <tr> <td>Net Sketched Area: 616</td> <td>Total: 309,731</td> </tr> <tr> <td>Size Ad 616</td> <td>Gross Area 616</td> </tr> <tr> <td></td> <td>FinArea 616</td> </tr> <tr> <td></td> <td>616</td> </tr> </table>								Net Sketched Area: 616	Total: 309,731	Size Ad 616	Gross Area 616		FinArea 616		616																																											
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SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0001-0206.0																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																	
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